

CITY OF MINNEAPOLIS

# At a Glance: Harrison Neighborhood

Department of Regulatory Services

December 11, 2014



# Glossary

## Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

## Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
  - It is vacant and boarded for more than 60 days
  - It is determined to be unsafe
  - An inspector cites specific hazards
  - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
  - Utilities to it have been discontinued or
  - There is a housing hygiene problem as determined by the Housing Inspections Department.

## COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

## Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

## PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

## VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
  - Condemned requiring a code compliance inspection
  - Unoccupied and unsecured for five days or more
  - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
  - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
  - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
  - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

# Harrison Profile

as of 12/11/14

## Total Parcels

Parcels w/ land use detail	831
Rental licenses	279
Parcels with Rental Licenses	273
Rental units	794
Average rental units	2.85
Rentals / total residential	42%

## All violations & police calls      Parcels      Violations

Interior violations	210	1238
Exterior violations	134	686
Fire violations	85	207
Nuisance violations	388	961
All violations	473	3363
Total police calls	487	5465

## Parcels with Serious Flags      Past 2 years      Current

VBR	17	7
Condemned	10	2
Illegal Occupancy	24	7
PPU	10	3
Good Cause 7+ scores	4	4
COP	14	8
Abate list	120 (6 months)	120

## Rental Licenses by

<u>Unit Count</u>	<u>Count</u>	<u>%</u>	<u>%</u>
1	132	48.4%	48.40%
2	92	33.7%	82.05%
3	10	3.7%	85.71%
4-5	18	6.6%	92.31%
6-10	11	4.03%	96.34%
11-15	4	1.47%	97.80%
16-20	2	0.73%	98.53%
21-30	1	0.37%	98.90%
31+	3	1.10%	100.00%
<b>Grand Total</b>	<b>273</b>	<b>100.0%</b>	<b>100%</b>

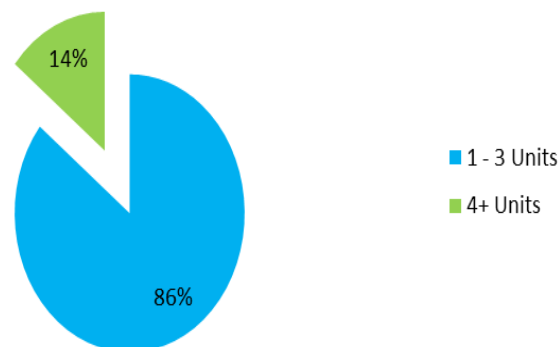
## Land Use Assessor

### (when descriptions available)

	<u>Count</u>	<u>%</u>
Vehicle Related Use	0	0.00%
*Group Residence	3	0.36%
*Mixed Comm., Res, Apt.	4	0.48%
Office	12	1.44%
Retail	9	1.08%
Institution, School, Church	6	0.72%
Comm Work Shop	10	1.20%
Common Area	1	0.12%
Industrial warehouse/factory	20	2.41%
Bar, Restaurant, Club, Entertain.	0	0.00%
Utility	1	0.12%
*Multi Family (Residential)	211	25.39%
*Single Family (Residential)	426	51.26%
Sport or Recreation Facility	4	0.48%
Garage or Misc Residential	3	0.36%
Misc. Commercial	2	0.24%
Vacant Land	119	14.32%
<b>Grand Total</b>	<b>831</b>	<b>100.0</b>

\*Includes Residential Use

## Rental License Breakdown by Type



# Harrison Demographic Profile

Harrison Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	3023	798	2225	1314	1709	1442	1210	232
Percentage	100.0%	26.4%	73.6%	43.5%	56.5%	100.0%	83.9%	16.1%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other Race	Two or More Races
Number	1033	313	1360	6	117	0	194
Percentage	34.2%	10.4%	45.0%	0.2%	3.9%	0.0%	6.4%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey		2008-2012 American Community Survey		
Category:	Education					Language		Income		
	Less than a high school degree	High school degree	Some College or Associates Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	338	545	640	166	110	2228	497	922	137	151
Percentage	21.0%	29.5%	34.6%	9.0%	5.9%	81.8%	18.2%	76.2%	11.3%	12.5%

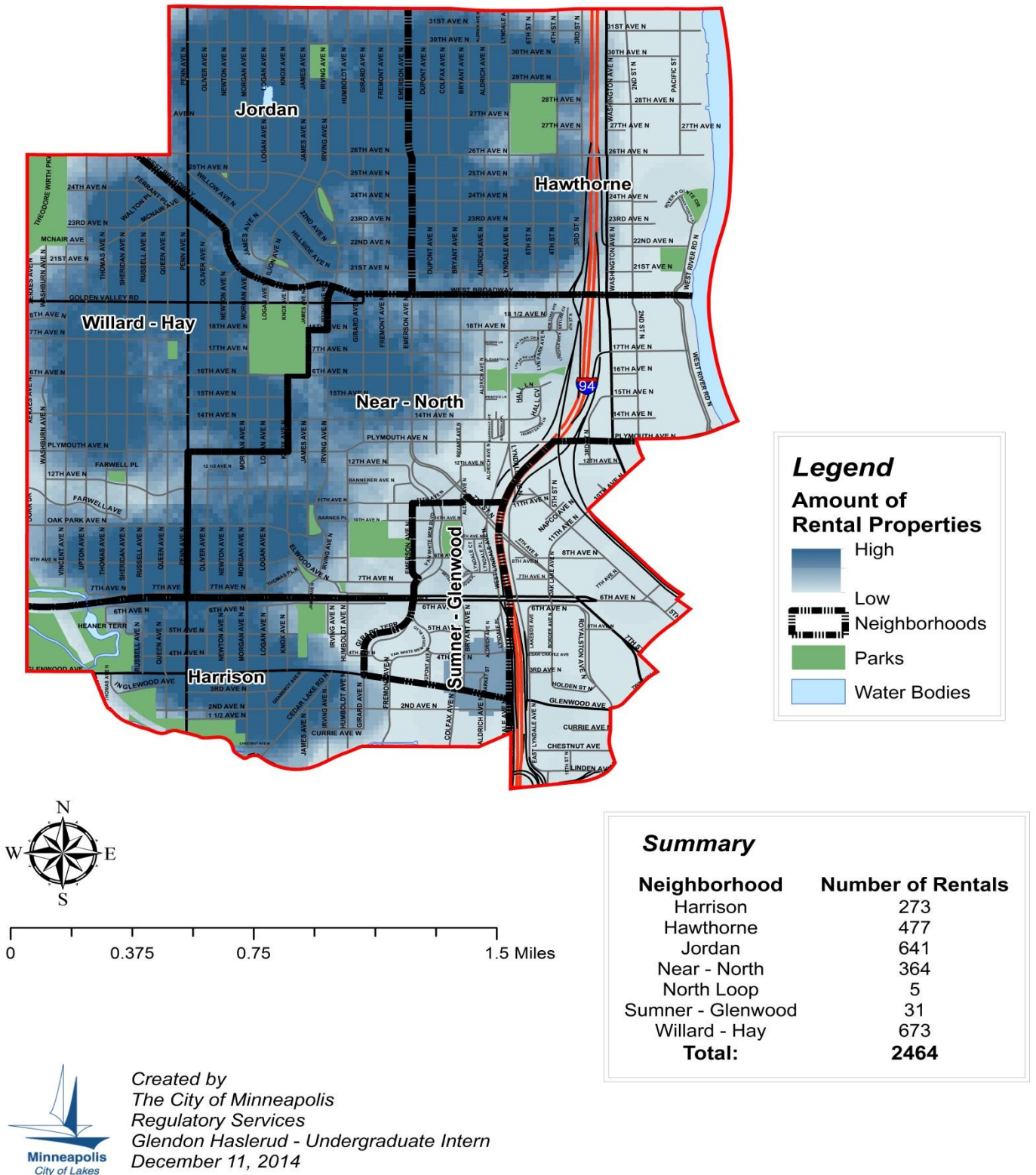
## Notes:

The Census & American Community Survey data was compiled by MN Compass

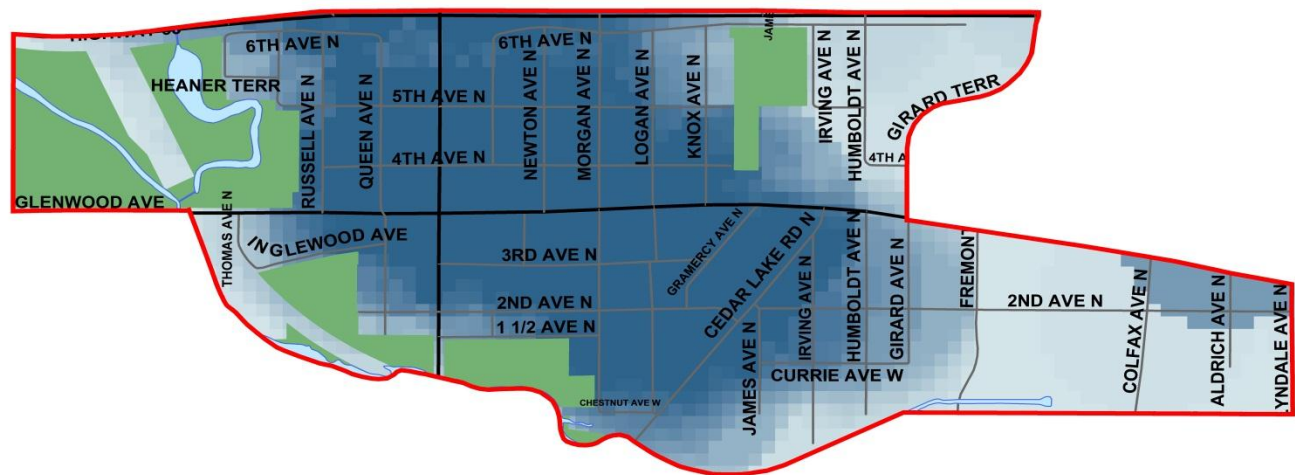
## Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/mnneapolis-saint-paul#lareas>

# Ward 5 Rental Properties



# Harrison Rental Properties



**Legend**

**Amount of Rental Properties**

High

Low

Parks

Water Bodies

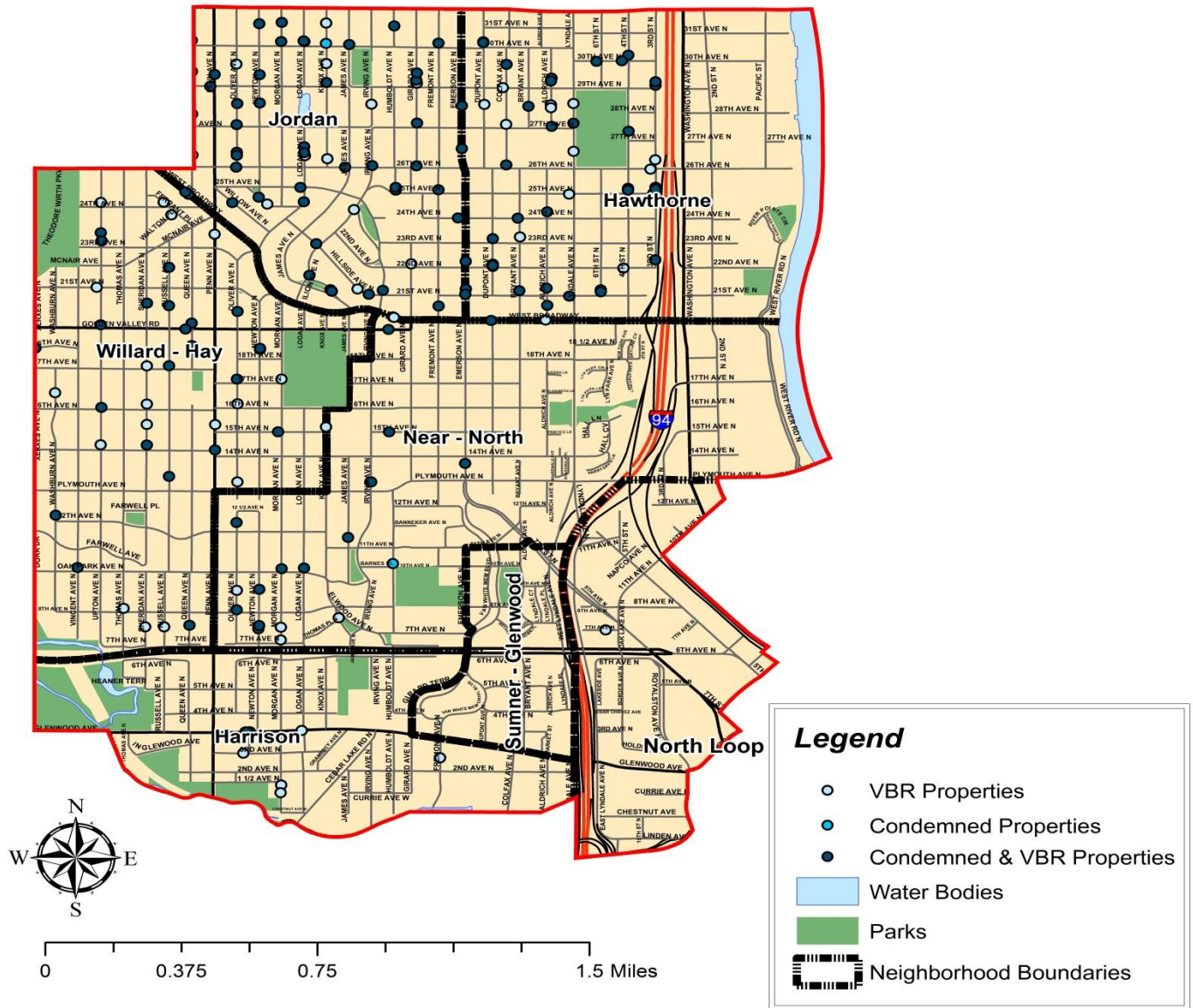
Summary	
Neighborhood	Number of Rental Properties
Harrison	273
<b>Ward Total:</b>	<b>2464</b>



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The City of Minneapolis  
Regulatory Services  
Glendon Haslerud - Undergraduate Intern  
November 25, 2014



# Ward 5 Condemned and Vacant (VBR) Properties

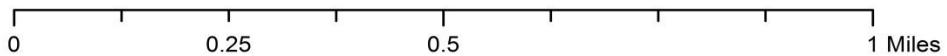
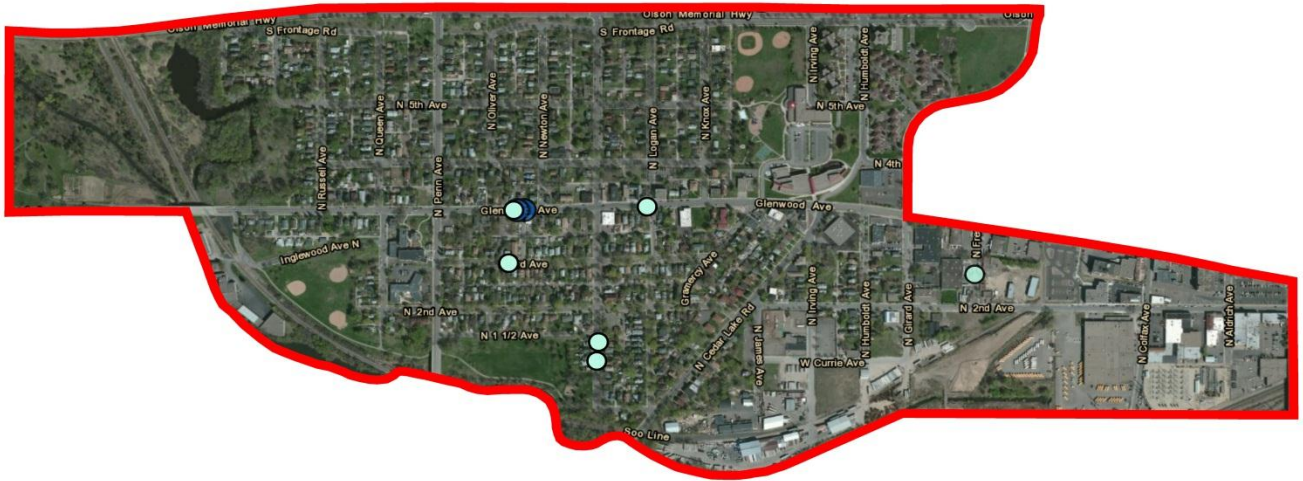


## Summary

Neighborhood	Condemned Properties	VBR Properties	Condemned & VBR Properties
Harrison	00	06	02
Hawthorne	00	17	34
Jordan	01	17	42
Near - North	01	04	15
North Loop	00	01	00
Summer - Glenwood	00	00	00
Willard - Hay	00	19	25
<b>Total:</b>	<b>02</b>	<b>64</b>	<b>118</b>

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# Harrison Condemned and Vacant (VBR) Properties



### Legend

- VBR Properties
- VBR & Condemned Properties

## Summary

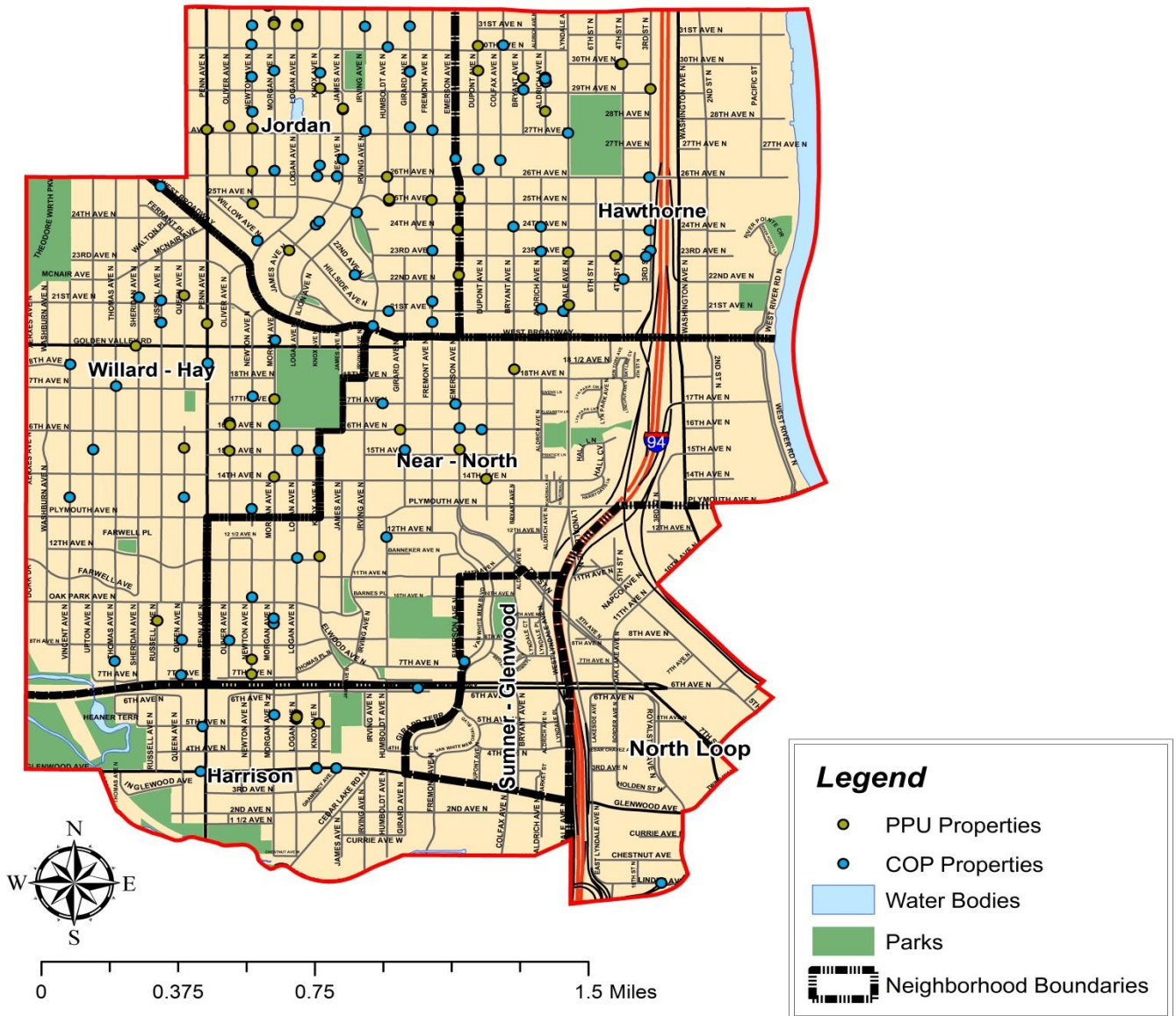
Neighborhood	VBR Properties	Condemned Properties	Condemned & VBR Properties
Harrison	06	00	02
<b>Total:</b>	<b>64</b>	<b>02</b>	<b>118</b>



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November 25, 2014



# Ward 5 Conduct on Premise (COP) & Problem Properties (PPU)



## Summary

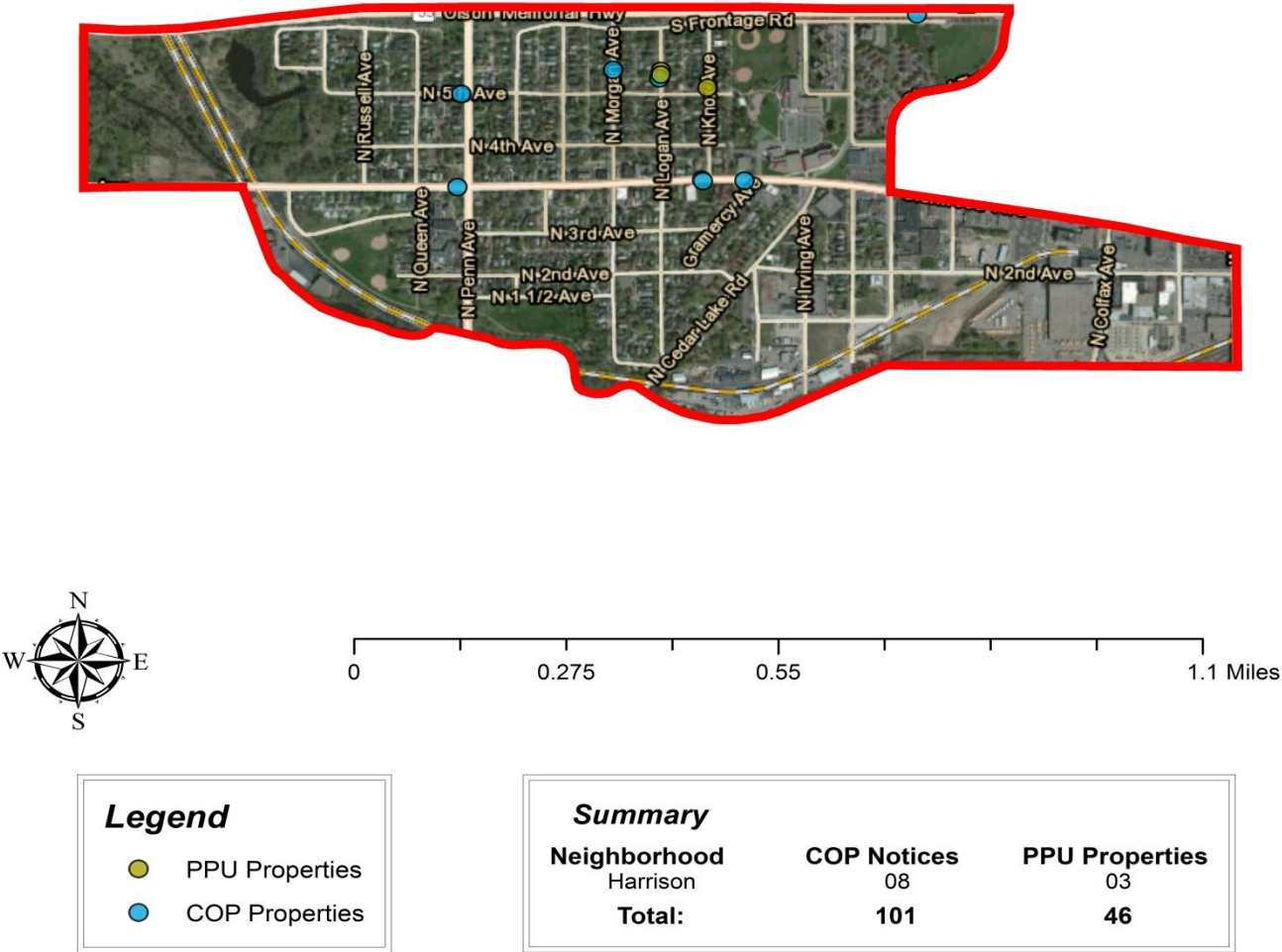
Neighborhood	COP Notices	PPU Properties
Harrison	08	03
Hawthorne	22	11
Jordan	35	16
Near - North	14	7
North Loop	01	00
Summer - Glenwood	00	00
Willard - Hay	21	09
<b>Total:</b>	<b>101</b>	<b>46</b>

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November 25, 2014

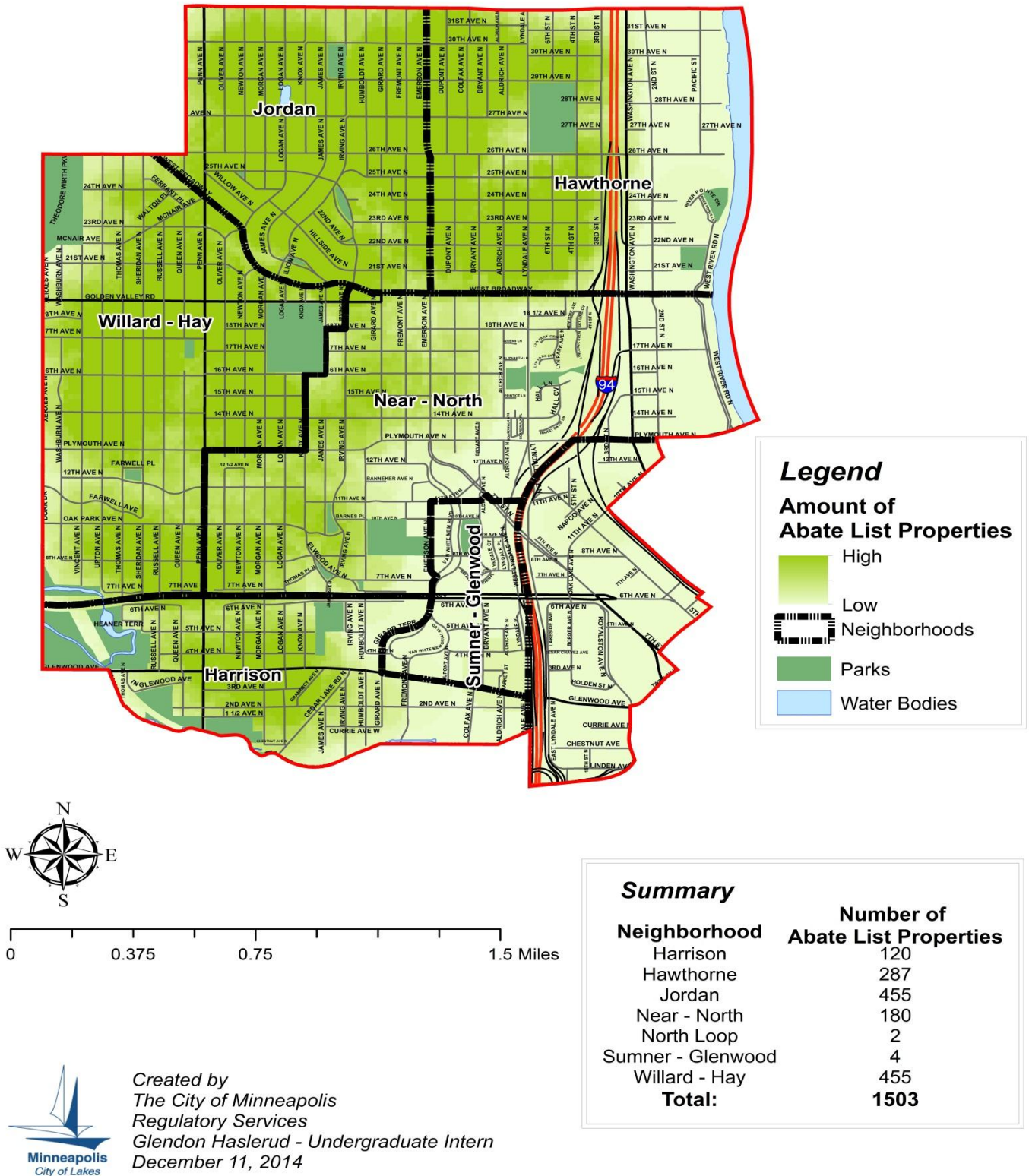
Minneapolis  
City of Lakes

# Harrison Conduct on Premise (COP) & Problem Properties (PPU)



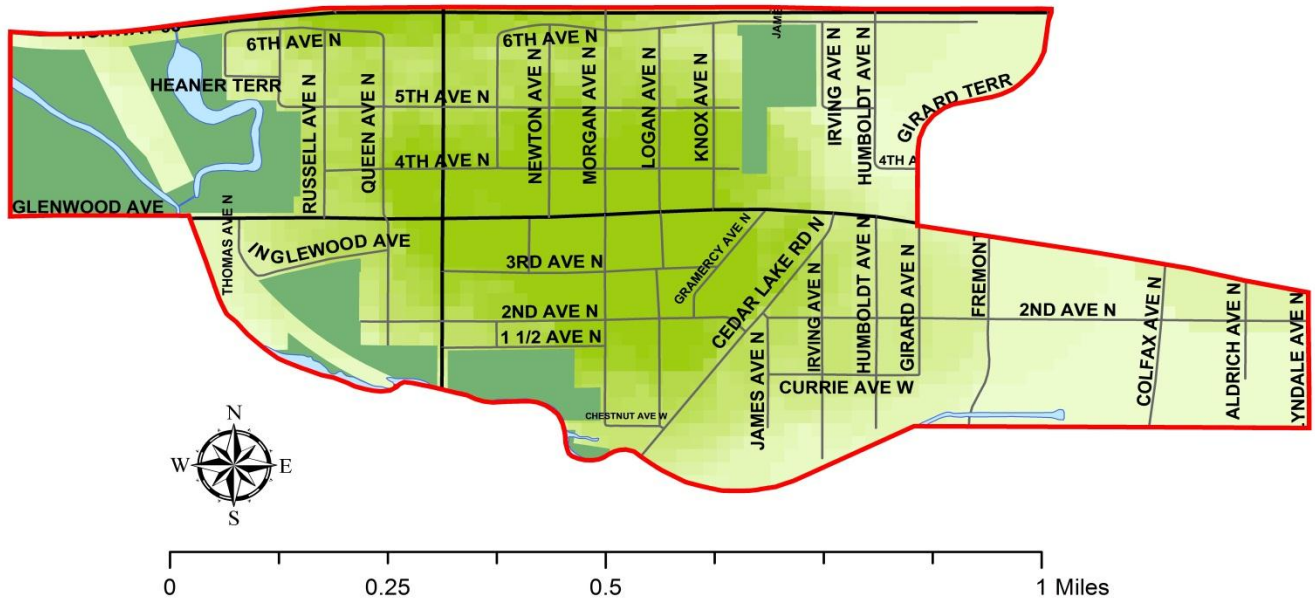
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Erik Lundborg - Undergraduate Intern  
November 25, 2014

# Ward 5 Abate List Properties





# Harrison Abate List Properties



## Legend

### Amount of Abate List Properties

- High
- Low
- Parks
- Water Bodies

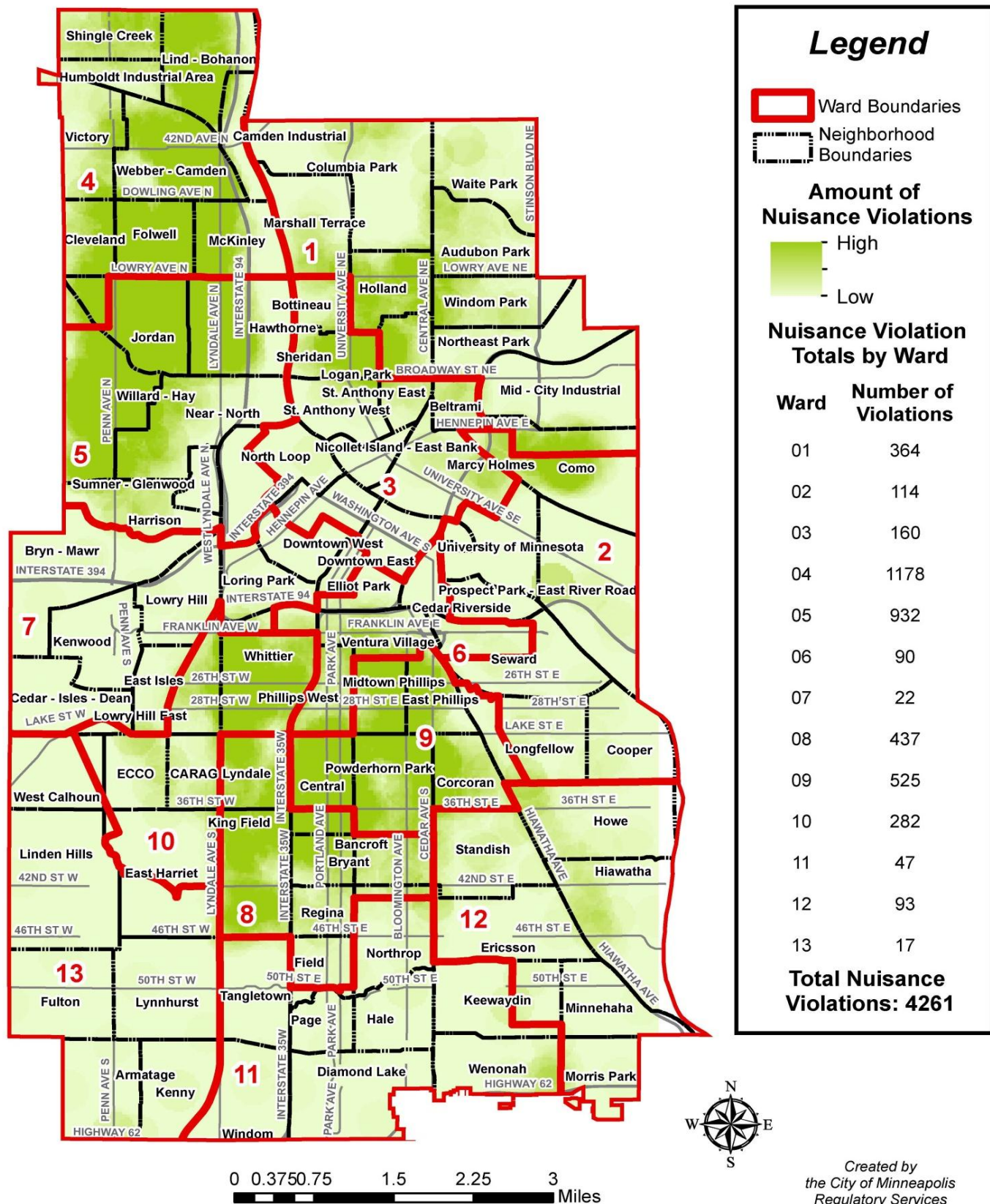
## Summary

Neighborhood	Number of Abate List Properties
Harrison	120
<b>Ward Total:</b>	<b>1503</b>



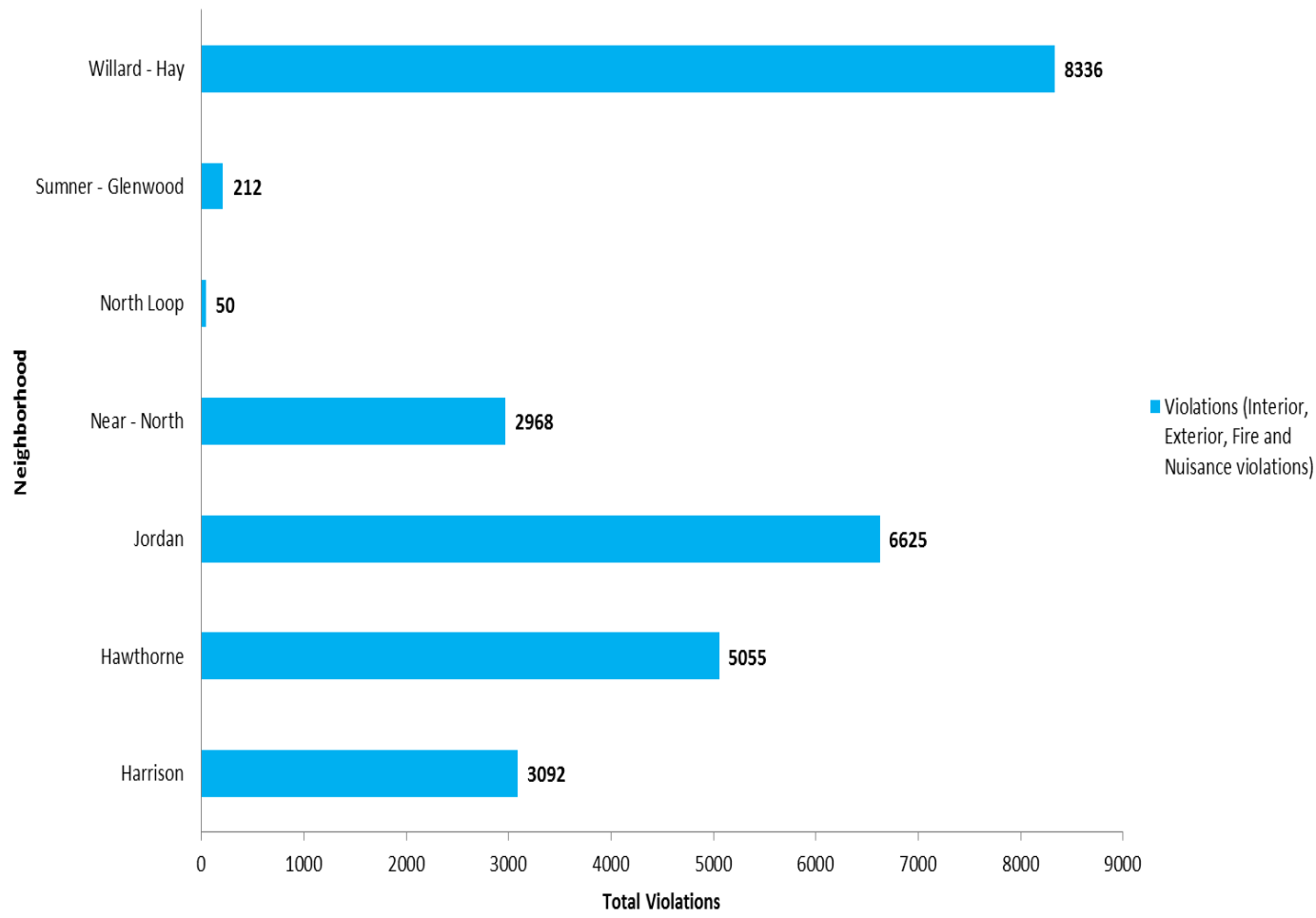
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Glendon Haslerud - Undergraduate Intern  
November 24, 2014

# Nuisance Violations by Ward & Neighborhood – through Q2 2014

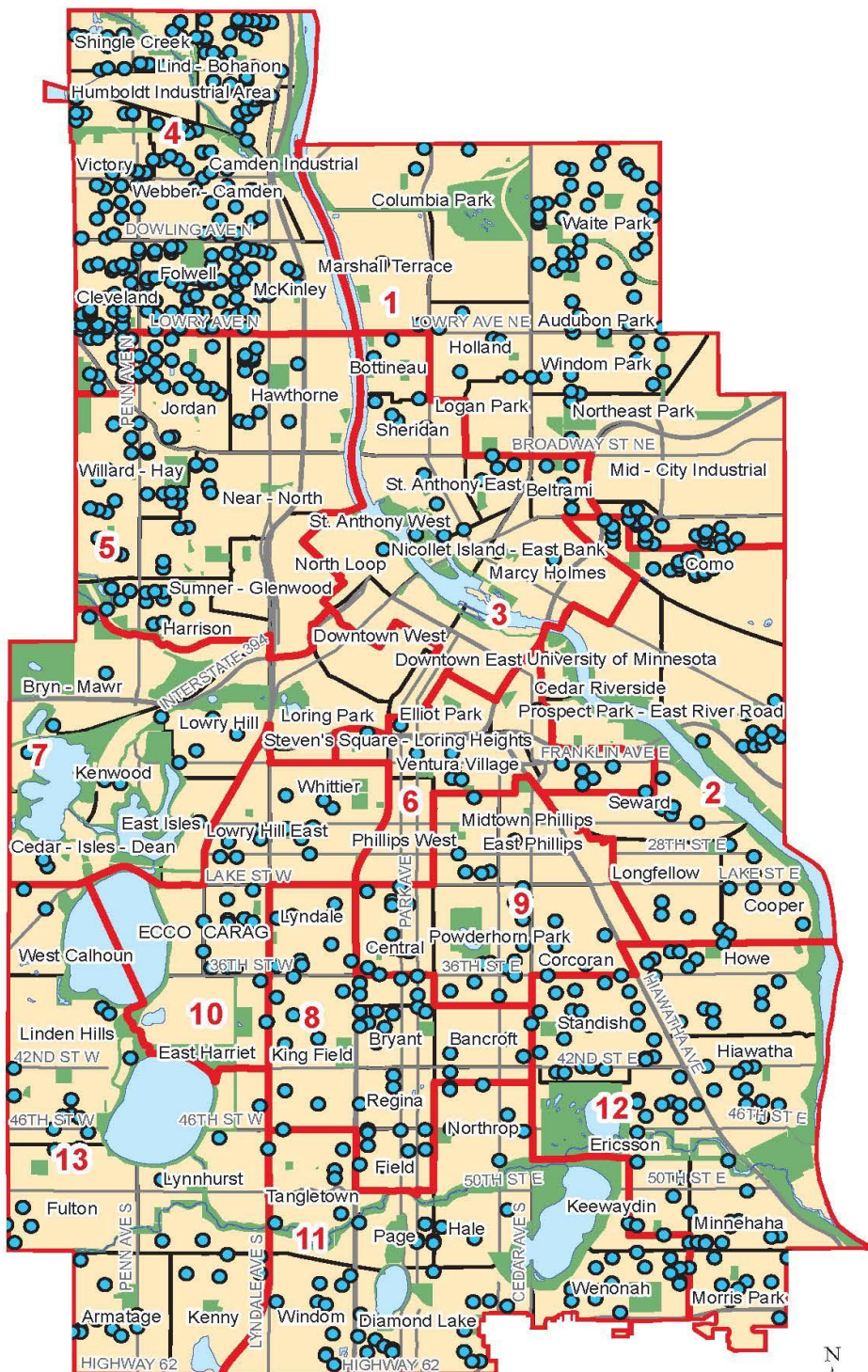




# Violations in Ward 5 (last 2 years)



# Citywide Rental License Conversions in 2013



## Legend

- Rental License Conversions

## Rental License Conversions by Ward

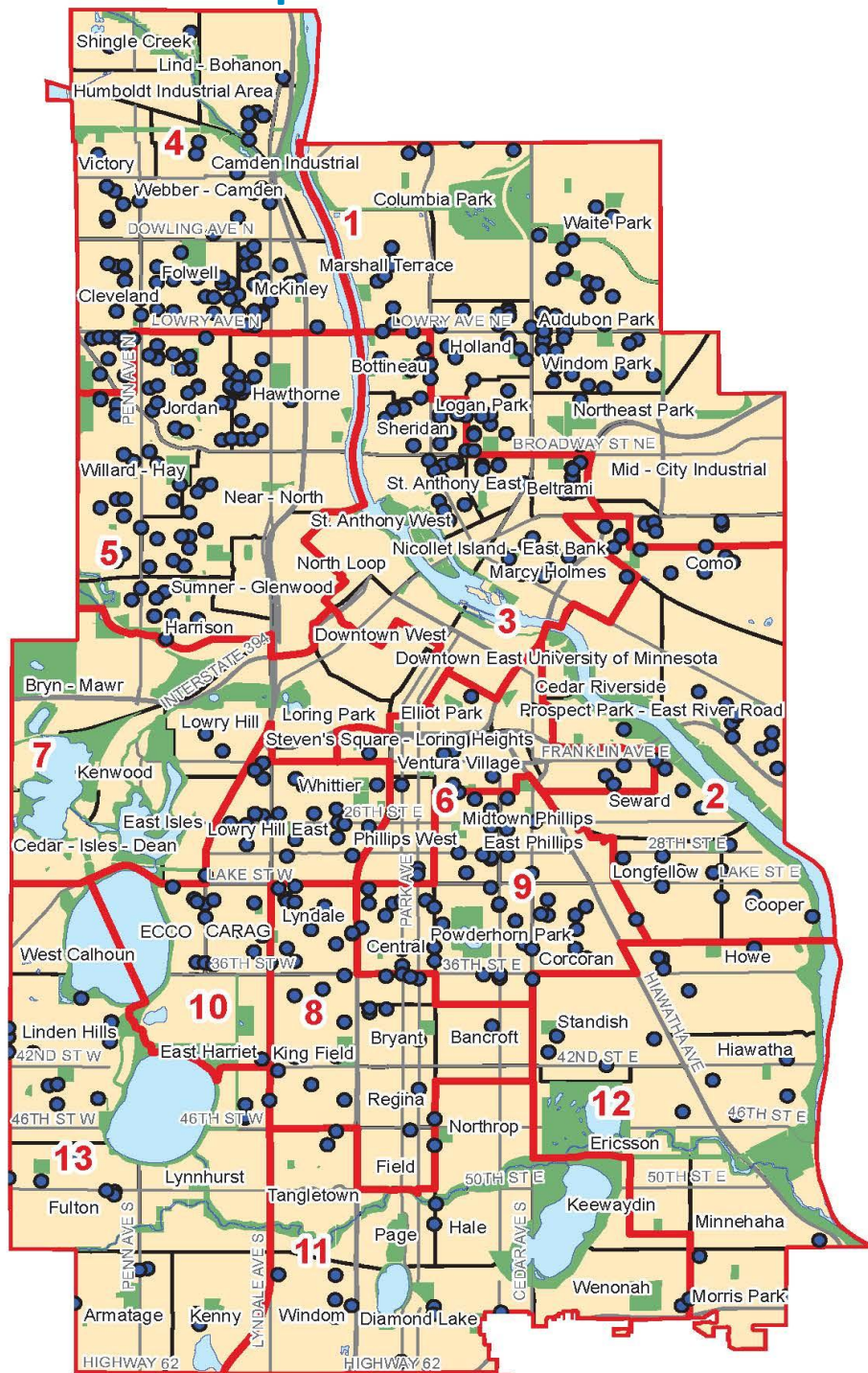
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

**Total Properties: 802**

\*6 Properties could not be identified

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# Citywide Rental License Change of Ownerships in 2013



## Legend

- Rental License
- CHOWN Properties

## Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

**Total Properties: 541**

\*1 Properties could not be identified

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May 16, 2014



# Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
  - Includes disaggregated data analytics
  - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
  - Define metrics and indicators based on actual expressed need of stakeholders
  - Increase push of data externally

## **Contact us:**

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Director

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(612) 673-3726

## **To reach our inspections divisions, contact:**

Joann Velde

Deputy Director, Housing Inspections Services

[Joann.Velde@minneapolismn.gov](mailto:Joann.Velde@minneapolismn.gov)

Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

[michael.rumppe@minneapolismn.gov](mailto:michael.rumppe@minneapolismn.gov)

Residential inspections for multifamily (4+) buildings

## **To reach our data analysts, contact:**

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Deputy Director, Operations & Business Improvement

[Noah.Schuchman@minneapolismn.gov](mailto:Noah.Schuchman@minneapolismn.gov)

(612) 673-2781

## **Visit our Website:**

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by  
partnering with residents,  
neighborhoods and businesses to  
make the city safer, healthier and  
more inviting to all.*

## **Department includes:**

Housing Inspection Services/PPU  
Fire Inspection Services  
Traffic Control  
Animal Care and Control